

**Proposed Substitute
Bill No. 403**

LCO No. 3239

**AN ACT CONCERNING FORECLOSURE BY COMMERCIAL POWER
OF SALE.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective January 1, 2017*) (a) As used in this
2 section, sections 2 to 7, inclusive, of this act and section 12-498 of the
3 general statutes, as amended by this act, "statutory power of sale"
4 means a clause in a mortgage deed or incorporated by reference in a
5 mortgage deed granted by a corporation, partnership, including a
6 limited partnership or a limited liability partnership, or limited
7 liability company, that gives the mortgagee the power to foreclose a
8 mortgage nonjudicially. If the statutory power of sale is incorporated
9 by reference, the deed shall include notice to the mortgagor of such
10 statutory power of sale.

11 (b) The statutory power of sale shall not be used to foreclose a
12 mortgage granted by a religious corporation organized under the
13 provisions of section 33-264a of the general statutes or to foreclose a
14 mortgage that encumbers real estate containing residential units or to
15 foreclose a mortgage on real property for which the original mortgage
16 was less than five million dollars. If a mortgage deed contains a
17 statement, at the time the mortgage deed is given, that the mortgagor
18 is not a religious corporation organized under the provisions of section
19 33-264a of the general statutes, then such statement shall conclusively

20 establish the facts contained therein.

21 (c) A statutory power of sale in a mortgage deed provides for the
22 power to foreclose a mortgage nonjudicially in accordance with the
23 provisions of this section, sections 2 to 7, inclusive, of this act and
24 section 12-498 of the general statutes, as amended by this act. Upon
25 any default in the performance or the observance of the conditions on
26 or the requirements of the mortgage deed, including, but not limited
27 to, any obligations to repay the debt that is secured by the mortgage
28 deed, and the expiration of a cure period of not less than thirty days
29 following receipt of written notice of such default, the mortgagee or
30 the mortgagee's executors, administrators, successors or assigns, acting
31 by and through a duly authorized attorney in his or her capacity as a
32 commissioner of the Superior Court admitted to practice in the state,
33 may sell, by way of a public sale, the mortgaged premises, or, in the
34 event of any partial release of such mortgage deed, the portion of the
35 mortgaged premises that remains subject to the mortgage deed, either
36 as a whole or in parcels, together with any improvements to the
37 mortgaged premises. Such public sale shall take place (1) in the town
38 where the mortgaged premises is located, (2) if more than one parcel is
39 subject to such mortgage deed, then in the town where one of such
40 parcels is located, or (3) in any other place designated in the mortgage
41 deed. Such sale of the mortgaged premises or portion of the mortgaged
42 premises shall comply with the terms of the mortgage deed and the
43 provisions of this section, sections 2 to 7, inclusive of this act, and
44 section 12-498 of the general statutes, as amended by this act. The
45 mortgagee or the mortgagee's executors, administrators, successors or
46 assigns or the agent or attorney of the mortgagee or the mortgagee's
47 executors, administrators, successors or assigns may convey the
48 mortgaged premises by proper deed or deeds to the purchaser or
49 purchasers in fee simple.

50 (d) Nothing in this section or sections 2 to 7, inclusive, of this act
51 shall prevent a mortgagee from foreclosing a mortgage deed by strict
52 foreclosure or foreclosure by sale through an action brought in
53 Superior Court and as otherwise provided by law.

54 (e) If a mortgage deed containing a statutory power of sale secures a
55 debt or other obligation that is secured by more than one mortgage
56 deed, foreclosure by statutory power of sale of one of the mortgages
57 shall not be a bar to foreclosure of any of the other mortgages by
58 statutory power of sale or by other means permitted by law.

59 (f) The foreclosure of a mortgage deed by statutory power of sale
60 shall be ineffective to foreclose the interests of a tenant who (1) is not
61 the mortgagor or owner of the property, and (2) is occupying all or a
62 portion of the property for residential purposes.

63 Sec. 2. (NEW) (*Effective January 1, 2017*) (a) A notice of intention to
64 foreclose pursuant to a statutory power of sale under subsection (c) of
65 section 1 of this act shall be (1) in writing and contain the provisions
66 required under subsection (b) of this section, (2) served upon persons
67 described in subsection (c) of this section in the manner for service of
68 process required under chapter 896 of the general statutes or section
69 33-929 of the general statutes to commence a civil action, and (3)
70 recorded in the land records of the town in which the real property
71 subject to foreclosure by statutory power of sale is located.

72 (b) A notice of intention to foreclose pursuant to a statutory power
73 of sale shall state: (1) The property encumbered by the mortgage deed
74 to be foreclosed by statutory power of sale; (2) the default or defaults;
75 (3) the action required to cure the default or defaults; (4) a date, not
76 less than sixty days from the date notice is given to the mortgagor, by
77 which the default or defaults must be cured in order to avoid the sale;
78 and (5) whether the mortgagee has accelerated maturity of the debt or
79 the maturity date of the debt has occurred.

80 (c) Notice of the intention to foreclose pursuant to a statutory power
81 of sale shall be served on:

82 (1) The mortgagor or a representative in interest of the mortgagor as
83 designated in writing pursuant to the mortgage deed. Such notice shall
84 be sent by registered or certified mail (A) addressed to the mortgagor
85 or the mortgagor's representative at the mortgagor's last known

86 address, (B) to any person and to any address agreed upon in the
87 mortgage deed, or (C) to any address provided in writing by the
88 mortgagor to the mortgagee.

89 (2) Any tenant of the property if the mortgagee knows or should
90 know by exercise of due diligence that the property is occupied as a
91 rental unit. Upon request from a mortgagee, the mortgagor or its
92 representative in interest shall provide the name, address and other
93 contact information for any tenant. Notice to a tenant shall be served
94 on the tenant by marshal, sent by first class mail to the tenant's last-
95 known address or posted conspicuously at each entrance to the
96 mortgaged premises.

97 (3) All other parties in interest, except for parties in interest having
98 superior priority to the foreclosing mortgagee or a claim to the subject
99 property that is recorded in the land records of the town in which the
100 real property subject to foreclosure pursuant to a statutory power of
101 sale is located at the time of recording of the notice of intention to
102 foreclose by statutory power of sale. The notice shall be sent to the
103 address, if any, listed in the instrument evidencing the interest, and, if
104 none is listed, to the registered agent for the party in interest or to any
105 other address that may be readily available to the mortgagee. Failure
106 to notify any party in interest, other than the mortgagor, does not
107 invalidate the foreclosure as to other parties in interest to whom notice
108 was given.

109 Sec. 3. (NEW) (*Effective January 1, 2017*) (a) The mortgagor may cure
110 a default or defaults in the performance of the conditions or
111 requirements of a mortgage deed, prevent the foreclosure pursuant to
112 a statutory power of sale or other disposition of the mortgaged
113 premises and reinstate the mortgage deed by tendering the payment or
114 performance due under the mortgage deed as provided in subsection
115 (b) of this section.

116 (b) To the extent permitted by subsection (a) of this section, the
117 mortgagor may cure the default or defaults and avoid the operation of
118 any acceleration clause in the mortgage deed by: (1) Paying all sums

119 that would have been due at the time of payment in the absence of any
120 acceleration clause; (2) performing any other obligation the mortgagor
121 would have been bound to perform in the absence of any acceleration
122 clause; and (3) paying the costs of the proceeding to foreclose that are
123 reasonably incurred by the mortgagee, including, but not limited to,
124 reasonable attorney's fees of the mortgagee.

125 (c) At any time after receiving notice of the default or defaults, the
126 mortgagor may waive such right to cure in writing.

127 (d) At any time up to the time of the sale under a foreclosure
128 pursuant to a statutory power of sale, the mortgagor may redeem the
129 real property from the mortgage deed being foreclosed pursuant to a
130 statutory power of sale by paying the entire indebtedness and other
131 sums due under the mortgage deed and all costs reasonably incurred
132 in connection with the proceeding to foreclose, including reasonable
133 attorney's fees of the mortgagee.

134 Sec. 4. (NEW) (*Effective January 1, 2017*) (a) The mortgagee, after the
135 mortgagor's default and upon compliance with the provisions of
136 sections 1 to 7, inclusive, of this act, may sell all or any part of the
137 mortgaged premises that is subject to the mortgage deed. A sale under
138 a foreclosure pursuant to a statutory power of sale shall convey title to
139 the property subject to all other parties in interest who have superior
140 priority to the foreclosing mortgagee or a claim to the subject property
141 that is properly recorded at the time notice has been given in
142 accordance with the provisions of subsection (c) of section 2 of this act.
143 The sale may be by public sale, as a unit or in parcels, at any time and
144 place and on any terms, including, but not limited to, sale on credit.
145 The sale shall be conducted by a commissioner of the Superior Court
146 admitted to practice in the state selected by the clerk of the judicial
147 district within which the property is located. Every aspect of the sale,
148 including the method, advertising, time, place, deposit and terms shall
149 be commercially reasonable, provided there shall be a rebuttable
150 presumption that a sale that complies with the requirements of
151 subsection (c) of this section is commercially reasonable. The

152 mortgagee shall give to persons entitled to notice under subsection (c)
153 of section 2 of this act written notice of the time and place of the sale.
154 The notice of a foreclosure pursuant to a statutory power of sale shall
155 be given not less than sixty days prior to any sale. Such notice shall
156 either be served in accordance with subsection (a) of section 2 of this
157 act or be delivered by both certified mail, return receipt requested, and
158 first class mail. The notice required by this subsection shall be deemed
159 given and complete upon being served in accordance with subsection
160 (a) of section 2 of this act or three days after being deposited in the
161 United States mail with postage prepaid, as applicable. The sale may
162 not be held earlier than sixty days after giving the notice required by
163 this subsection. A mortgagee may bid on and purchase any real
164 property sold at such sale, provided the mortgagee is the highest
165 bidder.

166 (b) At the time of acceptance of a bid at a public sale under this
167 section, the successful bidder, other than the foreclosing mortgagee,
168 shall pay the required deposit to the commissioner of the Superior
169 Court conducting the sale and execute and deliver to such
170 commissioner a contract to purchase the real property, which may be a
171 bond for deed. If the highest bidder fails to perform on the agreement,
172 not later than thirty days after the date of sale, the commissioner of the
173 Superior Court conducting the sale may execute a purchase and sale
174 agreement with the next highest bidder and the deposit of the highest
175 bidder may be retained or recovered as liquidated damages. If the
176 foreclosing mortgagee is the highest bidder or becomes the highest
177 bidder by failure of a bidder to perform a purchase and sale
178 agreement, a purchase and sale agreement need not be executed. Any
179 sums retained or recovered by the mortgagee under this subsection
180 shall be applied to the payment of the debt secured by the mortgage
181 deed in the same manner as the proceeds of a completed sale.

182 (c) There shall be a rebuttable presumption that a sale under this
183 section is commercially reasonable if: (1) The commissioner of the
184 Superior Court appointed to conduct the sale complies with all
185 applicable requirements for notice and sale as provided in sections 1 to

186 7, inclusive, of this act; (2) notice of the sale, including the address of
187 the real property to be sold, the date, place and time of the sale, the
188 amount of the deposit required at the sale and the name and telephone
189 number of the commissioner of the Superior Court conducting the sale,
190 is posted at the location of the real property not less than sixty days
191 before the date of sale; and (3) the sale is advertised in a newspaper of
192 general circulation in the town where the real property is located, at
193 least once each week for three successive weeks before the sale, in
194 substantially the form customarily used for notices of judicial sale of
195 real property and includes the address of the real property to be sold,
196 the date, place and time of the sale, the amount of the deposit required
197 at the sale and the name and telephone number of the commissioner of
198 the Superior Court conducting the sale. The appointed commissioner
199 of the Superior Court, after serving a notice of intention to foreclose by
200 statutory power of sale under section 2 of this act, is authorized to
201 enter upon the real property for the purpose of posting the notice of
202 sale required under this subsection.

203 (d) The commissioner shall convey title by a mortgagee statutory
204 power of sale deed as provided in the applicable contract for sale and
205 as provided in section 7 of this act.

206 (e) Before the recording of the deed conveyed pursuant to
207 subsection (d) of this section, the commissioner of the Superior Court
208 appointed to sell the real property in accordance with this section shall
209 cause to be recorded on the land records of the town in which the real
210 property subject to foreclosure by statutory power of sale is located a
211 certificate of foreclosure of mortgage pursuant to a statutory power of
212 sale containing: (1) The name of the foreclosing mortgagee by whom
213 such commissioner was appointed, the names of the original
214 mortgagor and mortgagee as stated in the mortgage deed being
215 foreclosed pursuant to the statutory power of sale, the volume and
216 page of the land records where such mortgage deed is recorded and, if
217 applicable, the parties and recording information of any assignment of
218 such mortgage deed to the foreclosing mortgagee; and (2) a statement
219 that such commissioner has complied with all applicable requirements

220 for the sale of the real property.

221 Sec. 5. (NEW) (*Effective January 1, 2017*) (a) A mortgagor or any other
222 person entitled to notice of intention to foreclose pursuant to a
223 statutory power of sale under subsection (c) of section 2 of this act may
224 apply to the Superior Court for a protective order seeking to stay,
225 enjoin or condition the terms of the sale. Such applicant shall pay the
226 Superior Court an entry fee of three hundred fifty dollars. An
227 application made under this subsection shall be scheduled for a
228 hearing by the court. The court shall order reasonable notice of the
229 date and time of the hearing to be given to all interested persons not
230 less than twelve days before the hearing. If any person entitled to such
231 notice is not a resident of this state, such notice shall be given by
232 personal service, registered or certified mail or such other method as
233 the court directs. After such hearing, the court may order that a sale of
234 real property under a foreclosure pursuant to a statutory power of
235 sale, or the disposition of the proceeds from such sale, be restrained or
236 carried out in accordance with such terms and conditions as the court
237 may determine if it is established that: (1) The underlying obligation
238 that is secured by the mortgage deed to be foreclosed pursuant to a
239 statutory power of sale is invalid; (2) the mortgagor is not in default or
240 has cured the default; or (3) the mortgagee or other person exercising a
241 statutory power of sale under section 4 of this act has not complied
242 with the provisions of sections 1 to 7, inclusive, of this act, or that there
243 exists in law any other claim or defense that can be made in a
244 foreclosure action.

245 (b) A mortgagee may apply to the Superior Court for an order in aid
246 of the mortgagee's rights under sections 1 to 7, inclusive, of this act,
247 including, but not limited to, an order allowing the mortgagee and
248 other interested persons reasonable access to the real property subject
249 to foreclosure pursuant to a statutory power of sale for purposes of
250 rehabilitation, preparation for sale, repair, maintenance, inspection,
251 posting of notice or conducting the sale. The application shall be
252 placed on the short calendar for a hearing. The court shall order
253 reasonable notice of the date and time of the hearing to be given to all

254 interested persons not less than four days before the hearing. If any
255 person entitled to such notice is not a resident of this state, such notice
256 shall be given by personal service, registered or certified mail,
257 publication or such other method as the court directs.

258 (c) After a sale of real property under a foreclosure pursuant to a
259 statutory power of sale, a proceeding to set aside such sale may be
260 undertaken only pursuant to subsection (d) of this section. If no action
261 to set aside such sale is brought under subsection (d) of this section on
262 or before thirty days of the date of sale, the facts asserted in the
263 certification required by subsection (e) of section 4 of this act with
264 respect to such sale shall be rebuttably presumed to be true and
265 accurate.

266 (d) If the mortgagee fails to comply with the provisions of sections 1
267 to 7, inclusive, of this act, the mortgagor or any other person entitled to
268 notice of intention to foreclose pursuant to a statutory power of sale
269 under subsection (c) of section 2 of this act may seek to set aside a sale
270 of real property under a foreclosure by statutory power of sale by
271 commencing a civil action in the Superior Court not later than thirty
272 days after the date on which such sale was held. The foreclosing
273 mortgagee and the owner of record shall be necessary parties to such
274 action and process in such action shall be served upon them not later
275 than twelve days after the date of issuance of the complaint, but not
276 later than ten days after the date of such sale. No such action may be
277 maintained unless the plaintiff causes a notice of lis pendens to be
278 recorded in the land records of the town in which the real property is
279 located not later than ten days after the date of issuance of the
280 complaint and not later than thirty days after the date of such sale. The
281 notice of lis pendens shall comply with the provisions of section 52-325
282 of the general statutes and be served on the foreclosing mortgagee, the
283 commissioner of the Superior Court appointed to conduct such sale
284 and the owner of record not later than five days after the
285 commencement of the action. Actions brought under this subsection
286 shall be privileged cases to be heard by the court as soon after the
287 return day as is practicable.

288 Sec. 6. (NEW) (*Effective January 1, 2017*) (a) The proceeds from a sale
289 of real property under a foreclosure pursuant to a statutory power of
290 sale under sections 1 to 7, inclusive, of this act shall be held by the
291 commissioner of the Superior Court conducting the sale as a trustee for
292 the benefit of the foreclosing mortgagee and all persons who may
293 claim an interest in such proceeds. Such proceeds shall be distributed
294 by such commissioner in the following order:

295 (1) The reasonable expenses of sale;

296 (2) The reasonable expenses of securing possession before sale and
297 holding, maintaining and preparing the real property for sale,
298 including, but not limited to, premiums on hazard and liability
299 insurance, and, to the extent provided for in the mortgage deed and
300 not prohibited by law, reasonable attorney's fees and other legal
301 expenses incurred by the mortgagee;

302 (3) Satisfaction of the indebtedness secured by the mortgage deed
303 being foreclosed pursuant to a statutory power of sale;

304 (4) Satisfaction in the order of priority of any subordinate interest of
305 record entitled to notice under subdivision (3) of subsection (c) of
306 section 2 of this act; and

307 (5) Remittance of any excess to the mortgagor.

308 (b) If, after distribution of the proceeds in accordance with
309 subdivisions (1), (2) and (3) of subsection (a) of this section, there
310 remain excess proceeds available for distribution to the holders of the
311 subordinate interests, distribution of such excess proceeds shall be
312 made in the following manner:

313 (1) Not later than five days after the transfer of title to the purchaser,
314 the commissioner of the Superior Court conducting the sale shall give
315 notice to all holders of such subordinate interests of record and to the
316 former owner of the real property regarding the existence and extent of
317 excess proceeds. Such notice shall list the names and addresses of all
318 such holders and shall be given by certified mail, return receipt

319 requested.

320 (2) Not later than twenty days after the date of the notice required
321 under subdivision (1) of this subsection, the former owner of the real
322 property and all holders of such subordinate interests of record
323 desiring to make a claim to the excess proceeds shall forward to the
324 commissioner of the Superior Court conducting the sale an affidavit of
325 debt setting out the priority and amount being claimed, including a
326 statement of the per diem accrual rate subsequent to the date of the
327 affidavit. Copies of the affidavit shall be mailed to the former owner of
328 the real property and to all other holders of subordinate interests listed
329 in such notice.

330 (3) Not later than ten days after the expiration of the period
331 described in subdivision (2) of this subsection, the commissioner of the
332 Superior Court conducting the sale shall prepare a statement of
333 distribution containing the proposed order of priorities and payments
334 to the former owner of the real property and to each holder of a
335 subordinate interest to whom a payment is to be made. Copies of the
336 statement of distribution shall be mailed to the former owner of the
337 real property and to all holders of subordinate interests listed in the
338 notice required under subdivision (1) of this subsection.

339 (4) If, not later than ten days after the mailing of the statement of
340 distribution, neither the former owner of the real property nor the
341 holder of any such subordinate interest has given notice to the
342 commissioner of the Superior Court conducting the sale and to all
343 other holders of such subordinate interests of an objection to the
344 commissioner's proposed order of priorities and payments contained
345 in the statement of distribution, the commissioner shall forthwith make
346 payment in accordance with the statement of distribution.

347 (5) If, not later than ten days after the mailing of the statement of
348 distribution, the former owner or any holder of such a subordinate
349 interest of record gives notice to the commissioner of the Superior
350 Court conducting the sale and to all other holders of such subordinate
351 interests of an objection to the proposed order of priorities and

352 payments as contained in the statement of distribution, the
353 commissioner shall (A) make distribution only to those persons whose
354 interests are unaffected by the objection, (B) pay to the Superior Court
355 the proceeds at issue, and (C) provide notice to the former owner of
356 the real property and to all holders of such subordinate interests of
357 record, by certified mail, return receipt requested, of the address of the
358 court to which the proceeds were paid, the person's right to file an
359 application with the court for return of such proceeds and the amount
360 of proceeds paid to the court. Any such holder or the former owner of
361 the real property may, not later than ninety days after the date the
362 commissioner paid such proceeds to the court, file an application with
363 the court for return of such proceeds and a determination of the
364 equities of the parties having an interest in such proceeds. Notice of
365 such application shall be served, in the manner for service of process
366 required under chapter 896 of the general statutes or section 33-929 of
367 the general statutes to commence a civil action, upon all persons
368 having an interest of record in the real property on the date of
369 recording of the notice of intention to foreclose by statutory power of
370 sale under subsection (a) of section 2 of this act. The court, on motion
371 of a party or on its own motion, may appoint a state referee to hear the
372 facts and to make a determination of the equities of the parties in such
373 proceeds. The state referee, after providing at least ten days' notice to
374 the interested parties of the time and place of hearing, shall hear the
375 applicant and any interested parties, take such testimony as the state
376 referee deems material, determine the equities of the parties in such
377 proceeds and immediately submit a report to the court. The report
378 shall contain a detailed statement of findings by the state referee that is
379 sufficient to enable the court to determine the consideration upon
380 which the state referee based his or her conclusions. The court may
381 reject the report of the state referee for any irregular or improper
382 conduct in the performance of the duties of the state referee. If the
383 report of the state referee is rejected by the court, the court shall
384 appoint another state referee to make findings and submit a report. If
385 the report of the state referee is accepted by the court, the
386 determination of the equities of the parties in such proceeds made by

387 the state referee shall be conclusive upon all parties given notice of
388 such hearing, subject to appeal to the Appellate Court. If no appeal to
389 the Appellate Court is filed within the time allowed by law, or if an
390 appeal is filed and the proceedings have terminated in a final
391 judgment determining the amount of such proceeds due each party,
392 the clerk of the court shall send a certified copy of a statement of
393 compensation and of the judgment to the prevailing party or parties,
394 as the case may be, and shall pay such parties the amount of such
395 proceeds that is due. There shall be paid to the clerk of the Superior
396 Court a fee of twenty-five dollars for such certified copy.

397 Sec. 7. (NEW) (*Effective January 1, 2017*) The commissioner of the
398 Superior Court conducting a sale of real property under section 4 of
399 this act shall execute a deed to the purchaser of such real property that
400 is sufficient to convey title and that identifies the mortgage deed
401 foreclosed by statutory power of sale and the parties to the mortgage
402 deed, indicate the volume and page of the land records where such
403 mortgage deed is recorded and recite that the deed is executed by the
404 commissioner of the Superior Court conducting the sale after a default
405 and sale under sections 1 to 7, inclusive, of this act and pursuant to
406 commissioner's authority to conduct the sale. The signature and title or
407 authority of such commissioner signing the deed as grantor, together
408 with the certificate required by subsection (e) of section 4 of this act,
409 are sufficient proof of the facts recited in the deed and of the signer's
410 authority to sign the deed.

411 Sec. 8. Subsection (a) of section 12-498 of the general statutes is
412 repealed and the following is substituted in lieu thereof (*Effective*
413 *January 1, 2017*):

414 (a) The tax imposed by section 12-494 shall not apply to: (1) Deeds
415 which this state is prohibited from taxing under the Constitution or
416 laws of the United States; (2) deeds which secure a debt or other
417 obligation; (3) deeds to which this state or any of its political
418 subdivisions or its or their respective agencies is a party; (4) tax deeds;
419 (5) deeds of release of property which is security for a debt or other

420 obligation; (6) deeds of partition; (7) deeds made pursuant to mergers
421 of corporations; (8) deeds made by a subsidiary corporation to its
422 parent corporation for no consideration other than the cancellation or
423 surrender of the subsidiary's stock; (9) deeds made pursuant to a
424 decree of the Superior Court under section 46b-81, 49-24 or 52-495 or
425 pursuant to a judgment of foreclosure [by] pursuant to a market sale
426 under section 49-24; (10) deeds, when the consideration for the interest
427 or property conveyed is less than two thousand dollars; (11) deeds
428 between affiliated corporations, provided both of such corporations
429 are exempt from taxation pursuant to paragraph (2), (3) or (25) of
430 Section 501(c) of the Internal Revenue Code of 1986, or any subsequent
431 corresponding internal revenue code of the United States, as from time
432 to time amended; (12) deeds made by a corporation which is exempt
433 from taxation pursuant to paragraph (3) of Section 501(c) of the
434 Internal Revenue Code of 1986, or any subsequent corresponding
435 internal revenue code of the United States, as from time to time
436 amended, to any corporation which is exempt from taxation pursuant
437 to said paragraph (3) of said Section 501(c); (13) deeds made to any
438 nonprofit organization which is organized for the purpose of holding
439 undeveloped land in trust for conservation or recreation purposes; (14)
440 deeds between spouses; (15) deeds of property for the Adriaen's
441 Landing site or the stadium facility site, for purposes of the overall
442 project, each as defined in section 32-651; (16) land transfers made on
443 or after July 1, 1998, to a water company, as defined in section 16-1,
444 provided the land is classified as class I or class II land, as defined in
445 section 25-37c, after such transfer; (17) transfers or conveyances to
446 effectuate a mere change of identity or form of ownership or
447 organization, where there is no change in beneficial ownership; (18)
448 conveyances of residential property which occur not later than six
449 months after the date on which the property was previously conveyed
450 to the transferor if the transferor is (A) an employer which acquired the
451 property from an employee pursuant to an employee relocation plan,
452 or (B) an entity in the business of purchasing and selling residential
453 property of employees who are being relocated pursuant to such a
454 plan; (19) deeds in lieu of foreclosure that transfer the transferor's

455 principal residence; and (20) any instrument transferring a transferor's
456 principal residence where the gross purchase price is insufficient to
457 pay the sum of (A) mortgages encumbering the property transferred,
458 and (B) any real property taxes and municipal utility or other charges
459 for which the municipality may place a lien on the property and which
460 have priority over the mortgages encumbering the property
461 transferred.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>January 1, 2017</i>	New section
Sec. 2	<i>January 1, 2017</i>	New section
Sec. 3	<i>January 1, 2017</i>	New section
Sec. 4	<i>January 1, 2017</i>	New section
Sec. 5	<i>January 1, 2017</i>	New section
Sec. 6	<i>January 1, 2017</i>	New section
Sec. 7	<i>January 1, 2017</i>	New section
Sec. 8	<i>January 1, 2017</i>	12-498(a)

Section 1	<i>January 1, 2017</i>	New section
Sec. 2	<i>January 1, 2017</i>	New section
Sec. 3	<i>January 1, 2017</i>	New section
Sec. 4	<i>January 1, 2017</i>	New section
Sec. 5	<i>January 1, 2017</i>	New section
Sec. 6	<i>January 1, 2017</i>	New section
Sec. 7	<i>January 1, 2017</i>	New section
Sec. 8	<i>January 1, 2017</i>	12-498(a)